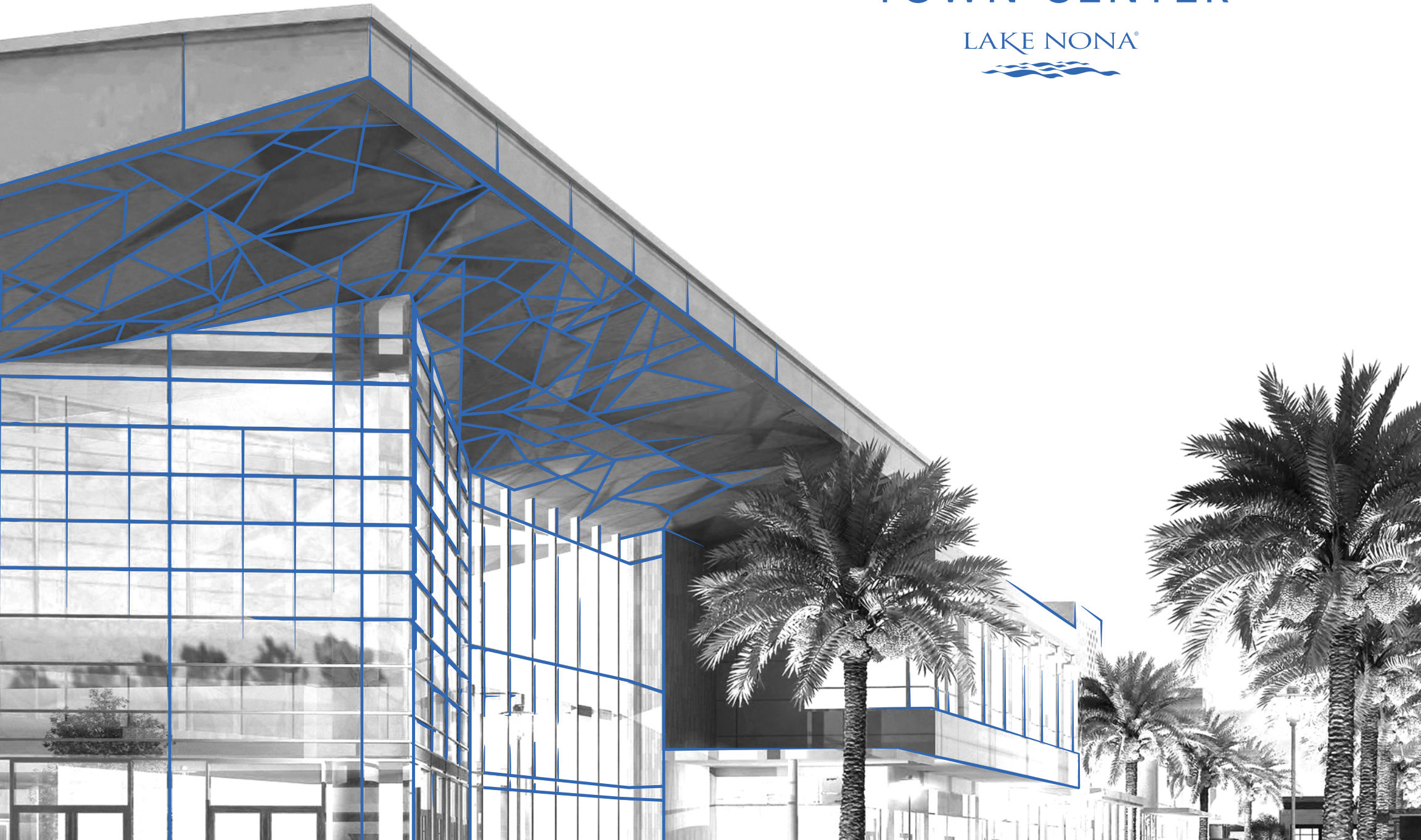


TOWN CENTER

LAKE NONA®



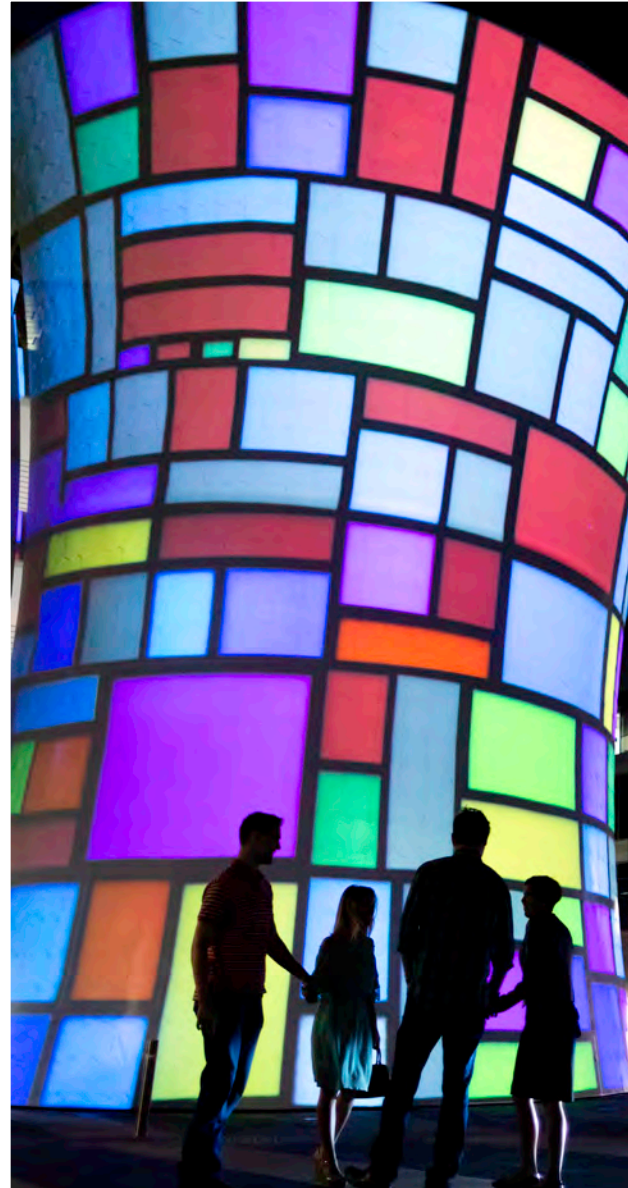
THE EPICENTER

TOWN CENTER

LAKE NONA®



FOR OPPORTUNITY



TOWN CENTER

LAKE NONA[®]

Lake Nona is visionary community with the building blocks of today's future.
Health. Wellness. Business. And at it's core...family.
We're well-connected in the here and now.
And we're tackling the future before the future is even dreamed.

And at the heart of Lake Nona is Town Center.
A place with a distinct pulse.
A magnetic energy of life, entertainment and potential.
An epicenter for opportunity

Come...imagine with us...and feel the power of
Lake Nona's Town Center

FROM LEFT TO RIGHT: Lake Nona Town Center features signature retail, entertainment and dining experiences, including Jacq & Jack salon, barbershop and espresso bar, The Beacon and Code Wall, a six-story digital art installation and Chroma Modern Bar + Kitchen, a one-of-a-kind restaurant featuring small plates for big tastes.

PAGE 5: The central lawn within Lake Nona Town Center serves as a gathering and event space.



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bosphoreus
TURKISH CUISINE

AMERICAN STREET FOOD
TAMALE
CO.

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ORLANDO QUICK FACTS

Located in Southeast Orlando, Lake Nona is a 17-square-mile, integrated and collaborative community designed from scratch and anchored by clusters of excellence in health and life sciences, sports and performance, education and technology. Lake Nona is one of the nation's fastest growing and most innovative residential and commercial hubs in the Southeast.

A

72 Million visitors annually, most visited city in the world with an economic impact of more than \$50 billion

University of Central Florida is the #1 College in the Nation

#1 Metro Area for job growth (2016 U.S. Department of Labor, Bureau of Labor Statistics)



With the Most Undergraduates 56,972 (U.S. News 2018)

#1 Ranked "Mega" Airport in the U.S. two years in a row (J.D. Power 2018 North America Airport Satisfaction Study)

47.7 Million people annually at the Orlando Airport (MCO)

2 Major League Professional Sports Teams

2nd Most Competitive Location for Business in the U.S. (KPMG 2016)

2.4 Million people in the Metro Area

Orlando Magic (NBA) and Orlando City (MLS)

4th Most Popular American City Based on where people want to live (Pew Research)

2nd Largest Convention Center in the U.S

Largest Collection of Theme Parks in the world

K

E

LAKE NONA DRIVE TIMES

ORLANDO INTERNATIONAL AIRPORT 10 minutes

MALL AT MILLENIA 25 minutes

DOWNTOWN ORLANDO 20 minutes

FLORIDA MALL 20 minutes

ORLANDO THEME PARKS 40 minutes

PARK AVENUE, WINTER PARK 35 minutes

DISNEY SPRINGS 40 minutes

THE LOOP 20 minutes

ATLANTIC COAST BEACHES 40 minutes

WATERFORD LAKES TOWN CENTER 20 minutes



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INNOVATION IN EXPERIENCED-BASED RETAIL

4 MILLION SQUARE FEET

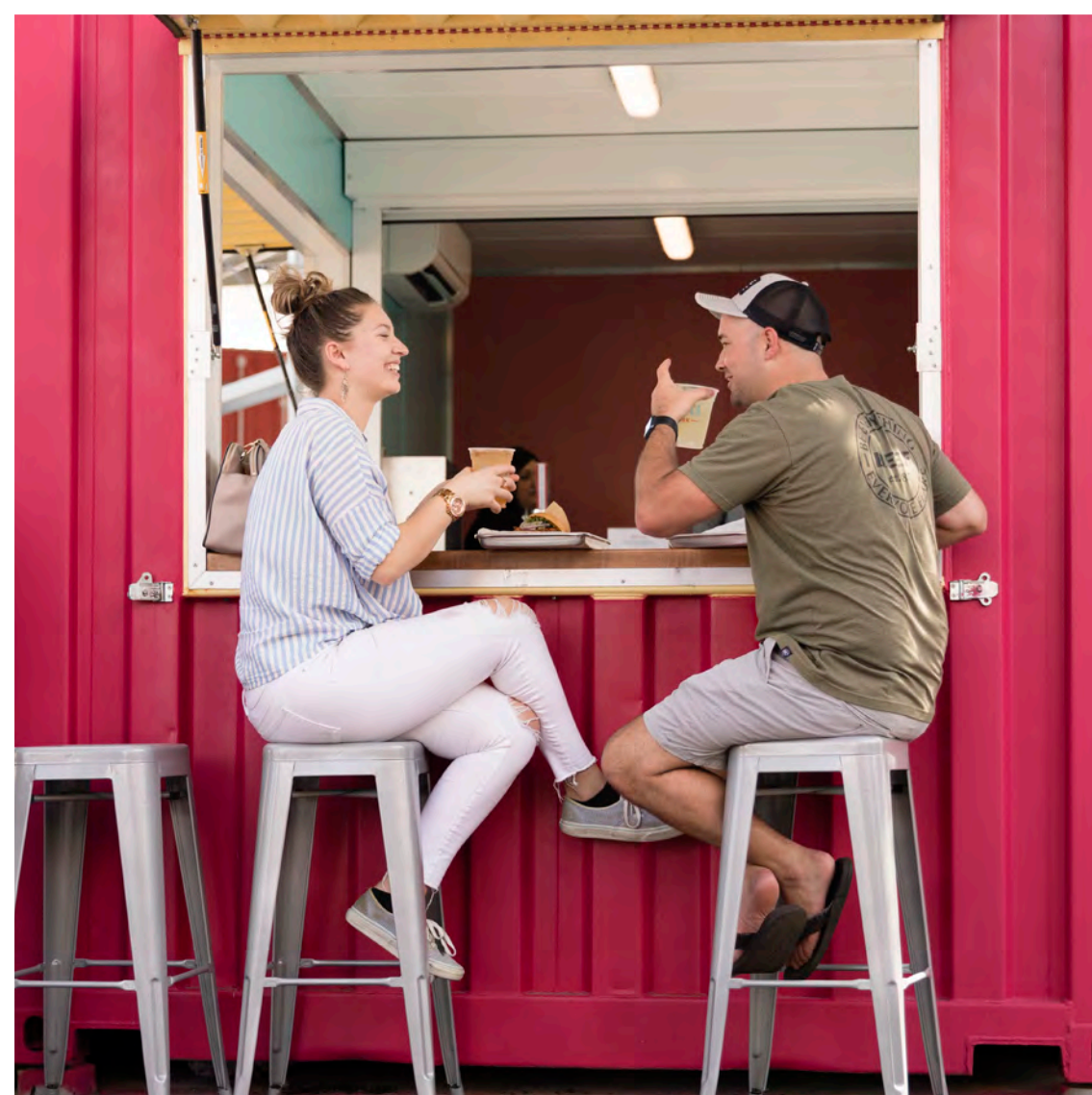
Lake Nona Town Center is redefining the retail experience with a variety of destination-worthy shopping, dining, and entertainment options.

The 100-acre experiential magnet is home to two Class-A office buildings, dual-branded Marriott hotel, men's and women's barbershop and salon, multi-level parking structure, and eclectic list of food and beverage tenants including Bosphorous Turkish Cuisine, Chroma Modern Bar + Kitchen, Park Pizza & Brewing Co., and Central Florida's first outdoor food hall built from repurposed shipping containers – Boxi Park. The Town Center's vibrant energy, creativity, and activity are defined by iconic community art pieces and reflected in a robust events program that engages visitors and makes their experience memorable.

Plans for a new 239-room full-service modern hotel, state-of-the-art fitness facility, and Cinèpolis luxury movie theatre have already been announced. At full buildout, Lake Nona Town Center will include more than 80 specialty retailers, anchors, junior anchors, and restaurants making it an unparalleled destination for Lake Nona's nearly 5 million annual visitors.

LEFT: *Pixon Apartment Residences in Lake Nona Town Center*
RIGHT: *Phase I of Lake Nona Town Center, with more than 100,000 SF of fully leased spaced*
PAGE 11: *Boxi Park at Lake Nona, located in Lake Nona Town Center, is Central Florida's first shipping container park*







Plans, images and renderings are for illustrative purposes only and are subject to change



OUR VISITOR

Lake Nona
Annual Visitor
Population
Total:

4,730,000+

Hospitality

COURTYARD MARRIOTT AND RESIDENCE INN

100,000 annual visitors; 64 employees

LAKE NONA TOWN CENTER HOTEL*

118,000 annual hotel guests; 175 employees;
120,000 annual visitors

LAKE NONA RESORT*

225,000 annual resort guests; 250 employees;
225,000 annual visitors

LAKE NONA CREEKSIDE HOTEL*

60,000 annual guests; 75 employees

Total Hospitality:

748,500

More to come

Office

TOWN CENTER OFFICE I & II (240,000 SF)

414 employees

VOXX GLOBAL HEADQUARTERS

(115,000 SF)

150 employees

KPMG INNOVATION, DEVELOPMENT & LEARNING FACILITY

52,000+ visitors annually; 85 staff

AMAZON FULFILLMENT CENTER

6,000 employees

Total Office:

58,700

More to come

Sports & Performance District

USTA NATIONAL CAMPUS

425,000 annual visitors; 249 employees

DRIVE SHACK

400,000 annual visitors; 400+ employees

Total Sports & Performance

825,600

More to come

Lake Nona Medical City

VA MEDICAL CENTER

2,500 employees;

8,500+ daily visitors & patients; 3,102,500 annually

GUIDEWELL INNOVATION CENTER

70 daily employees; 6,200 annual visitors

NEMOURS CHILDREN'S HOSPITAL

1,544 employees + patients & visitors

Total Medical City:

3,110,244

More to come

Higher Education

VALENCIA COLLEGE

5,000 students; 129 faculty/staff

UCF COLLEGE OF MEDICINE & LIFE SCIENCES CAMPUS

740 students; 578 faculty/staff

UF RESEARCH & ACADEMIC CENTER

150 students; 150 faculty/staff

Total Higher Education:

6,700

More to come

POPULATION

*Projected figures



DEMOGRAPHICS

LAKE NONA

LAKE NONA AVERAGE HOUSEHOLD INCOME (2018)

59.72% of households have an income of \$100,000 or higher

10-MILE RADIUS

POPULATION FORECAST (2023)

518,613

POPULATION FORECAST (2028)

579,390

POPULATION GROWTH (2018-2023)

12.89%

TOTAL DAYTIME EMPLOYMENT

462,591

HOUSEHOLDS (2023)

181,623

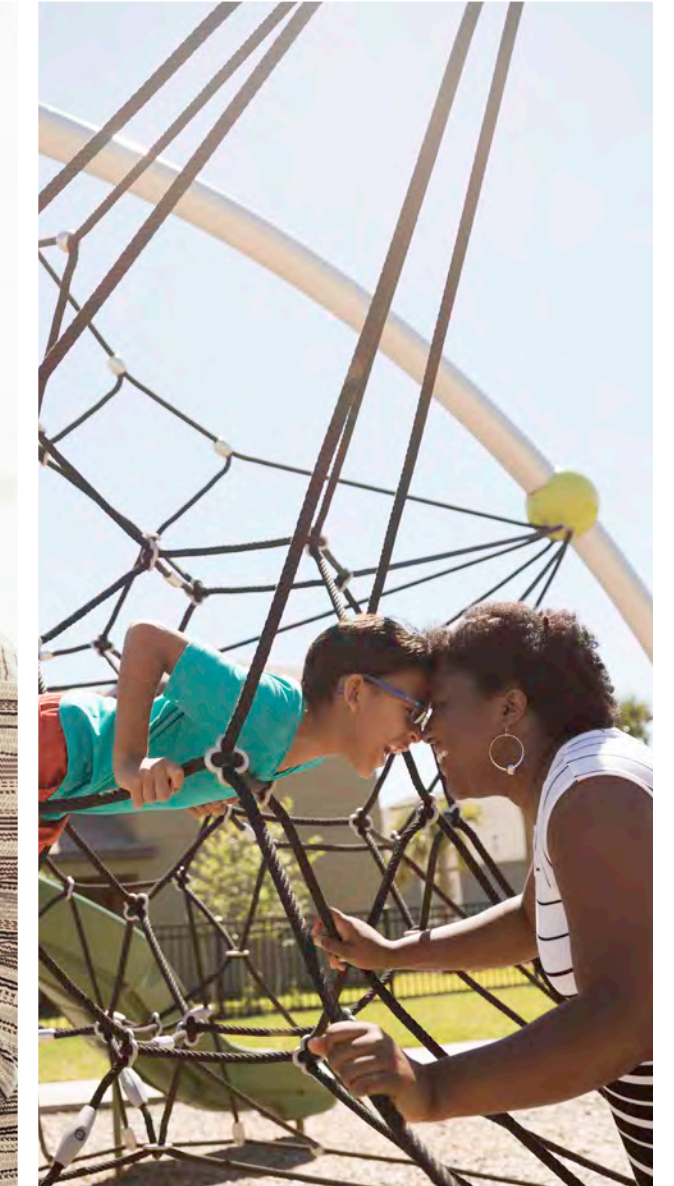
HOUSEHOLDS FORECAST (2028)

202,827

LEFT: Lake Nona and 10-Mile Radius

RIGHT: Lake Nona features art installations throughout the community, including The Glass House by Tom Fruin, located at Canvas Restaurant & Market in Laureate Park Village Center.

BACK COVER: Anchor tenant Cinépolis Lake Nona, a nine-screen, 40,000-square-foot luxury cinema, will open in Lake Nona Town Center.





ABOVE: Aerial view of Lake Nona town center



All plans, information, artist's renderings, photos, illustrations, amenities and availability listed are subject to change without notice.